

MINUTES  
MANSFIELD PLANNING AND ZONING COMMISSION  
Regular Meeting  
Tuesday, April 19, 2011  
Council Chamber, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), M. Beal, R. Hall, K. Holt G. Lewis,  
B. Pociask, B. Ryan  
Members absent: J. Goodwin, P. Plante  
Alternates present: F. Loxsom  
Alternates absent: K. Rawn, V. Ward  
Staff Present: Gregory J. Padick, Director of Planning, Curt Hirsch, Zoning Agent

Chairman Favretti called the meeting to order at 7:02 p.m. Chairman Favretti appointed alternate Loxsom to act in Goodwin's absence.

**Minutes:**

04-04-11- Hall MOVED, Lewis seconded, to approve the 4/4/11 minutes as written. MOTION PASSED with all in favor except Ryan who disqualified herself. Beal noted he had listened to the recording of the meeting.

**Zoning Agent's Report:**

Hirsch related that his review of the Wildwood Road noise complaint is ongoing and he expected to have a report for the next meeting. He also reported that Chairman Favretti and he had approved a parking modification at the Southeast School site.

Favretti raised a concern regarding clothing collection structures at the southeast corner of Routes 44 and 195. Hirsch will investigate.

**Old Business:**

1. **3-Lot Subdivision Application, (2 New Lots) 6 Puddin Lane, R. Hellstrom-applicant/Sterling Trust Company, owner, PZC File #1299 (M.A.D. 5/11/11)**

A 4-14-11 report from the Director of Planning was referenced. Rob Hellstrom, applicant, briefly discussed the proposal. After a number of members indicated that an open space dedication did not appear appropriate, Hall volunteered to work with staff on a draft motion.

2. **Approval Request: Revised Plans for exhibit building Paideia Greek Theater Project, 28 Dog Lane, File #1049-7**

Pociask disqualified himself. A 4-15-11 report from Director of Planning was noted. Representing the property owner, E. Tomazos, explained their new plans for the exhibit area and upper plaza. Mr. Tomazos said he had met with the Fire Marshal and Building Official regarding access to the upper plaza and he was awaiting their review comments. He also noted that with the PZC's approval of the new plans, Paideia would begin installing landscape improvements along Dog Lane in the fall of 2011.

After discussing with Mr. Tomazos the various issues raised in the Director of Planning's 4-15-11 memo, members informed Mr. Tomazos that in addition to addressing the upper plaza access issue, he needs to provide specific details on the proposed upper plaza railing and a specific timetable for implementing the approved landscape plan. Chairman Favretti then provided an opportunity for neighborhood comments:

Richard Schwab, who lives at the corner of Willowbrook Road and Dog Lane, expressed frustration over the site's appearance, the overall lack of progress on completing the project and in particular the landscape improvements that have yet to be implemented. Schwab also stated that, at a minimum, the landscaping needs to be completed as soon as possible. He recommended that no additional approvals be granted until landscaping improvements are done.

Suzanne Bansel, 67 Willowbrook Rd, related that neighbors have three main concerns: potential changes

in stage and amphitheatre façade treatment, railing design and associated visual impacts, and the current lack of landscaping. She submitted a letter providing more details on these concerns.

Peter Millman, who resides on Dog Lane, supported previously raised concerns and noted the property in its current state has had a negative impact on neighboring property values.

Karen Zimmer, who resides on Dog Lane, sought a more specific completion timetable from Mr. Tomazos. He replied that the project would be completed “as soon as possible”.

It was agreed to table the subject request, until additional information is submitted from Mr. Tomazos and reviewed by staff.

3. **March Draft: UConn Water Supply Plan update**

A 4/14/11 report from Director of Planning was noted. Lewis noted that the plan supports many supply improvements, including the Reclaimed Water Facility, but they have not been implemented. He emphasized that attention needs to be given to reducing demand as well as identifying new supply. Member agreed that these issues should be incorporated into the Town’s letter. After additional discussion, Beal MOVED, Holt seconded, that the Planning and Zoning Commission Chairman be authorized to co-endorse with the Mayor, consolidated Town comments on the University of Connecticut’s May 2011 Draft Water Supply Plan. Review comments from the Director of Planning and the Conservation Commission and discussion at the 4/19/11 PZC meeting shall be considered in formulating the consolidated letter. MOTION PASSED UNANIMOUSLY.

4. **Request to stop collecting bond escrow funds for Freedom Green Phase 4C**

Item tabled pending the 5/2/11 meeting.

5. **4-Lot Subdivision Application, (3 New Lots) Wormwood Hill & Gurleyville Roads, S. Plimpton o/a, PZC File #1298**

Item tabled pending a 5/2/11 Public Hearing.

6. **3/30/11 Draft revisions to the Zoning Regulations, PZC File #907-35**

Item tabled pending a 5/16/11 Public Hearing.

7. **Request to review and revise Plan of Conservation and Development regarding Hunting Lodge Road area**

Item tabled - referred to Regulatory Review Committee.

**New Business:**

1. **New Special Permit Application, Proposed Veterinary Hospital, 266 Stafford Rd, W. Ernst-applicant/ Y. Desiato-owner, PZC File #1300**

Holt MOVED, Loxsom seconded, to receive the Special Permit application (file # 1300 )submitted by Wendy Ernst for a proposed Veterinary Hospital on property located 266 Stafford Road owned by Y. Desiato, as shown on plans dated March 17, 2011 and as shown and described in application submissions, and to refer said application to the staff, Committee on Needs for Persons with Disabilities and Design Review Panel for review and comments and to set a Public Hearing for May 16, 2011. MOTION PASSED UNANIMOUSLY.

2. **New Application to amend the Zoning Regulation to add Place of Assembly-Banquet Hall as a permitted use in the Neighborhood Business 2 Zone, M. Healy, applicant, PZC File #1301**

Holt MOVED, Beal seconded, to receive the application of Michael Healey to amend Article VII, Section S.2. of the Zoning Regulations, (File #1301), to add a new permitted use category in the Neighborhood Business 2 zone: Places of Assembly-Banquet Hall, as submitted to the Commission, and to refer it to staff and the Town Attorney for review and comment, and to set a Public Hearing for June 6, 2011. MOTION PASSED UNANIMOUSLY.

**3. Regulatory Review Committee recommended revisions to the Zoning Regulations regarding Agricultural Uses**

Holt MOVED, Lewis seconded, that a public hearing be scheduled for May 16<sup>th</sup>, 2011 to hear comments on the attached 4/14/11 draft revisions to the Zoning Regulations regarding Agricultural Uses. The draft regulations shall be referred to the Town Attorney, WINCOG Regional Planning Commission, adjacent municipalities, Town Council, Zoning Board of Appeals, Agriculture Committee, Conservation Commission, Eastern Highlands Health District and Open Space Preservation Committee. MOTION PASSED UNANIMOUSLY.

**4. Review of roadway/parking plans for Storrs Center Village Street**

A 4/14/11 report from the Director of Planning was noted. Padick reviewed with members the planned revisions to the Village Street layout and the introduction of diagonal parking. Both concern and support for diagonal parking was expressed. The primary concern was for backing out movements. After discussion, the consensus of the Commission was that the proposed diagonal parking could be considered consistent with PZC approved plans as long as parking space widths and aisle widths are wide enough.

**5. Zoning Permit Application for Storrs Center Parking Garage/Intermodal Center**

(Downtown Partnership Public Hearing - May 4, 2011 at 7:00 p.m. in the Buchanan Center)  
a 4/14/11 memo from the Director of Planning was noted. Copies of the submitted Zoning Permit application were distributed and members agreed to review the proposal at their May 2<sup>nd</sup> meeting.

**6. 4/2011 CLEAR Recommendations for Low Impact Development Practices**

Holt MOVED, Beal seconded, to refer the Low Impact Development Practices recommendation to the Regulatory Review Committee for review and comment. MOTION PASSED UNANIMOUSLY.

**Reports from Officers and Committees:**

Beal, as chairman of the Regulatory Review Committee, noted the next meeting is scheduled for 4/27/11 at 1:15 p.m. in Conference Room B.

Beal related that he is seeking a replacement representative for the Town/University Relations Committee, which typically meets on the 1<sup>st</sup> Tuesday of the month.

**Communications:**

Communications listed on the agenda were noted.

**Adjournment:**

Chairman Favretti declared the meeting adjourned at 8:48 p.m.

Respectfully submitted,

Katherine Holt, Secretary